PT NW1/4 OF SW1/4 OF
SEC 25-2N-28E IN OR 778/1279

ADVANCE STORES CO INC 9606/
ATTN:LEASE & PROPERTY TAX ACCT, P O BOX 2710
ROANOKE, VA 24001-2710

2023

25-2N-28-0000-0002-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

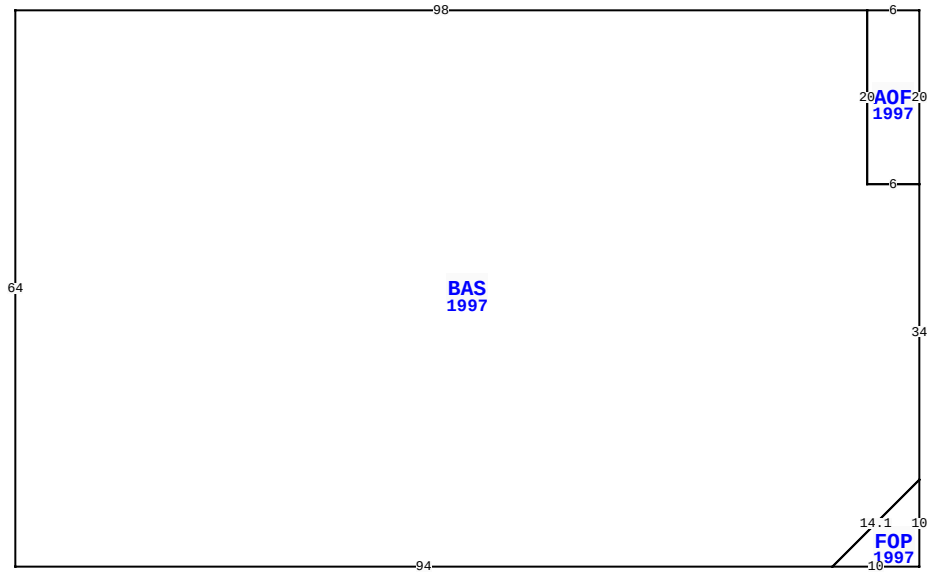
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	100	120	10,490
BAS	6,486	100	6,486	567,006
FOP	50	30	15	1,311
TOTALS	6,656		6,621	578,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,621	79.5600	116.56	771,744	1997	1997	0	0	0	25.00	75.00

1 RETAILSTOR – 0% - 2022 Heated Area: 6606 HX Base Yr



96115 LOFTON SQUARE CT, YULEE

BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE	06/11/2021	KK	LAND DATE	06/11/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	925,546
SOH/AGL Deduction	9,514
ASSESSED VALUE	916,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	916,032
TOTAL JUST VALUE	925,546
NCON VALUE	0
INCOME VALUE	925,546
PREVIOUS YEAR MKT VALUE	923,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1317983	H/AC	0	02/01/2013
97-4357	NEW CONSTR	350,000	10/01/1997
96-036	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0778/1279	12/05/1996	WD	Q	V		150,000
GRANTOR: RAYONIER COMPANY INC						
GRANTEE: DISCOUNT AUTO PARTS						
0778/1276	12/05/1996	QC	U	V	10	100
GRANTOR: RAYONIER INC						
GRANTEE: DISCOUNT AUTO PARTS						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1997] W6 BAS=[YR=1997] W98 S64 E94 FOP=[YR=1997] E10 N10 D10 L10 $ U10 R10 N34W6N20$S20E6N20$. .

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1122	CB 6"	0	0	30	0	180.00	SF	5.85	5.85	100	1997	1997	3	75	790	
2	6001	ROLLUP DR	0	0	0	6	1.00	UT	400.00	400.00	100	1997	1997	3	20	80	
3	0812	CONCRETE C	0	0	0	0	17,088.00	SF	4.00	4.00	100	1997	1997	3	75	51,264	
4	0400	CONC CURB	0	0	0	0	671.00	LF	13.50	13.50	100	1997	1997	3	81	7,337	
5	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1997	1997	3	100	300	
6	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	1997	1997	3	45	203	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1998	1998	3	48	648	
8	1123	CB 8"	0	0	8	3	24.00	SF	6.15	6.15	100	1997	1997	3	75	111	

LAND DESCRIPTION

TOTAL OB/XF 60,733

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004	PUD	201.00	217.00	43,558.00	SF		1.00	1.00	1.00	17.00	17.00	740,486							

REVIEW DATE 06/11/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS